

JUNE 28, 1984

MEMORANDUM

Taken Under Advisement: JUNE 20, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: PROPOSED DEVELOPMENT IMPACT PROJECT PLAN NO. 2  
AND AMENDMENT TO THE DEVELOPMENT PLAN  
FOR PLANNED DEVELOPMENT AREA NO. 15 -  
MASSACHUSETTS GENERAL HOSPITAL, FRUIT STREET

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The General Hospital Corporation, which operates the Massachusetts General Hospital, has applied for an amendment to the Development Plan for Planned Development Area No. 15, which encompasses the 10.5 acre main campus of the Hospital in the West End. The details of the proposed amendment are given in the attached Amendment to the Development Plan. Briefly, buildings containing obsolete and crowded inpatient bed facilities and associated medical service facilities are to be demolished and replaced with more spacious and efficient quarters in two inpatient towers which rise above a platform-like, five story Medical Support Services structure. In addition, a new research building will house displaced research facilities and an expanded research program. The project is to be phased in such a way that the number of patient beds will remain the same as now exist (1082) throughout the construction period.

The proposed amendment is the second stage of a program that has been under discussion with Authority staff and neighborhood groups since early 1981. On February 4, 1982, the Authority approved a Planned Development Area for the whole 10.5 acre main campus, and a Development Plan for the first stage of development, consisting of the new Wellman Research Building, an extension of the Bartlett Building to house a research library, and the removal of the Resident Physician's House to another site. These changes are completed or under construction.

The site is an H-4-D zoning subdistrict (apartments with a maximum floor area ratio of 4.0, Planned Development Area). The proposed floor area ratio is 5.13. There are no opportunities for expanding the main campus site. It is entirely bounded by public ways and by the Massachusetts Eye and Ear Infirmary. Other land owned by the Hospital, on the south sides of Parkman and Fruit Streets, is occupied by parking garages. The staff feels that these circumstances justify the increase in the floor area ratio. Other minor zoning exceptions are as listed the Amendment to the Development Plan.

Concern has been expressed that the amount of space for medical support functions in the base building may be excessive. An analysis of the proposed functions indicates that of 271,135 net sq.ft. of support space in the base building, 203,478 net sq.ft or 75% will be devoted to relo-

cation, foot for foot, of existing support space in buildings to be demolished or in buildings located off-campus, and that 67,657 net sq.ft., or 25% represents expansion of existing facilities or new facilities. In view of the present cramped conditions in the buildings to be demolished and the development of new technologies, these figures appear to be reasonable.

This project is also a Development Impact Project (DIP) involving new construction of 834,828 square feet of gross floor area. The procedures for DIP's and PDA's are very nearly parallel. A single document, the attached "Development Impact Project Plan No. 2 and Amendment to the Development Plan for Planned Development Area No. 15" meets the Plan requirements of both procedures. A draft DIP Exaction Agreement is also attached. It must be in place before any exceptions may be granted by the Board of Appeal.

I recommend that the Authority approve the attached Development Impact Project Plan No. 2 and Amendment to Development Plan for Planned Development Area No. 15. Appropriate votes follow.

VOTED: That in connection with the "Development Impact Project Plan No. 2 and Amendment to Development Plan for Planned Development Area No. 15, Massachusetts General Hospital", presented at a public hearing duly held at the offices of the Authority on June 20, 1984, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Impact Project Plan and Amendment to Development Plan (1) conform to the general plan for the City of Boston as a whole; (2) contain nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) do adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area and for a Development Impact Project as set forth in the Boston Zoning Code as amended;

and further

VOTED: That pursuant to the provisions of Article 3, Section 1A, and Article 26 of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the "Development Impact Project Plan No. 2 and Amendment to Development Plan for Planned Development Area No. 15, Massachusetts General Hospital". Said Impact Project Plan and Amendment to Development Plan are both embodied in a written document by the aforesaid title, dated June 20 1984, and in a series of schematic drawings listed in Appendix B of said document; said document and drawings shall be on file in the office of the Director of Zoning of the Authority;

and further

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for its approval of the "Development Impact Project Plan No. 2 and Amendment to Development Plan for Planned Development Area No. 15, Massachusetts General Hospital", with particular respect to the



Amendment; to execute in the name and on behalf of the Authority (1) a Cooperation Agreement with the developer of said Planned Development Area concerning the carrying out of said Amendment and (2) an agreement with said developer under which said developer shall be responsible for a Development Impact Project Exaction; and to certify, in the name and on behalf of the Authority, that plans submitted to the Building Commissioner in connection with said Impact Project Plan and Amendment to Development Plan are in conformity with said Plan and Amendment and that the developer has entered into an agreement with the Authority to be responsible for the Development Impact Project Exaction.

Developer and Site: The General Hospital Corporation, doing business as the Massachusetts General Hospital (Hospital).

Architect: Messrs. Scott Taylor and Partners, Inc., of Boston.

Estimated Project Cost: \$140.5 million, of which \$1.4 million is allocated for demolition of existing structures.

Estimated Construction Time: Twelve years, commencing in the spring of 1984.

Anticipated Increase in Number of Employees: Because the project proposed involves replacement of obsolete hospital facilities with new and more spacious facilities, with an increase in the number of patient beds, the City anticipates an increase in the number of employees in its affiliated personnel associated with an expansion of research programs.

Development Impact Project Exaction: No action exaction is to be granted under the Hospital has entered into an agreement with the Boston Redevelopment Authority and the Neighborhood Housing Trust, or a Trust, has not been established at the time of the execution of such agreement. The Boston Redevelopment Authority, acting on behalf of said Trust, for the payment of a Development Impact Project Exaction. Said exaction shall be based on the number of square feet of gross floor area as follows:

|                                                    |                 |
|----------------------------------------------------|-----------------|
| Wentworth Tower I plus its share of Base Building  | 250,000         |
| Less 100,000 sq. ft. - hospital exaction           | 150,000         |
| Remainder Building II                              | 25,000          |
| Wentworth Tower II plus its share of Base Building | 250,000         |
| Remainder of Base Building                         | 145,000         |
|                                                    | 775,000 sq. ft. |

Payments to said Trust or its fiduciary shall be paid in twelve equal annual installments, the first installment due upon the issuance of a Certificate of Commencement for the first component of the building, or twenty-four months after the issuance of the Building Permit for said component. The annual payment shall be one-twelfth of \$2.55 per square foot of gross floor area.

June 20, 1984

BOSTON REDEVELOPMENT AUTHORITY

Development Impact Project Plan No. 2  
and  
Amendment to Development Plan for Planned Development Area No. 15  
Massachusetts General Hospital  
Fruit Street, Boston

Developer and Owner: The General Hospital Corporation, doing business as the Massachusetts General Hospital (Hospital).

Architect: Hoskins Scott Taylor and Partners, Inc., of Boston.

Estimated Project Cost: \$143.8 million, of which \$2.4 million is allocated for demolition of existing structures.

Estimated Construction Time: Twelve years, commencing in the spring of 1986.

Anticipated Increase in Number of Employees: Because the project primarily involves replacement of obsolete hospital facilities with new and more spacious facilities, with no increase in the number of patient beds, the only anticipated increase in the number of employees is 84 additional personnel associated with an expansion of research programs.

Development Impact Project Exaction: No zoning exception is to be granted unless the Hospital has entered into an agreement with the Boston Redevelopment Authority and the Neighborhood Housing Trust, or if such Trust has not been established at the time of the execution of such agreement, the Boston Redevelopment Authority, acting on behalf of said Trust, for the payment of a Development Impact Project Exaction. Said exaction shall be based on the number of square feet of gross floor area as follow:

|                                                    |                |
|----------------------------------------------------|----------------|
| Inpatient Tower I plus its share of Base Building  | 352,080        |
| Less 100,000 sq. ft. - threshold exemption         | -100,000       |
|                                                    | <u>252,080</u> |
| Research Building II                               | 64,490         |
| Inpatient Tower II plus its share of Base Building | 268,420        |
| Remainder of Base Building                         | <u>149,838</u> |
|                                                    | 734,828 sq.ft. |

Payments to said Trust or its fiduciary shall be paid in twelve equal annual installments, the first installment due upon the issuance of a Certificate of Occupancy for the first component of the building, or twenty-four months after the issuance of the Building Permit for said component. The annual payment shall be one-twelfth of \$5.00 per square foot of gross floor area.



Original Development Plan: Planned Development Area (PDA) No. 15 encompasses 10.5 acres on the main campus of Massachusetts General Hospital, bounded by Charles, Blossom, Parkman, North Grove and Fruit Streets and by land of the Massachusetts Eye and Ear Infirmary, in the West End of Boston. The original Development Plan provided for the construction of the Wellman Research Building on Blossom Street; an expansion of the Bartlett Building, also on Blossom Street, to house a research library; and the relocation of the Resident Physician's House to another site. These items are virtually completed except for the expansion of the Bartlett Building.

Said Development Plan is hereby amended as follows:

1. By adding to the list of "Permitted Uses" the following use:  
accessory storage of flammable liquids and gases.
2. By adding to "Location, Appearance and Dimensions of New Structures, New Building Elevations" the following:

The location, appearance, and dimensions of new structures authorized by this amendment shall as be shown on 19 drawings entitled "Massachusetts General Hospital, Boston, Massachusetts, BPV/BC Buildings Replacement Project", by Hoskins Scott Taylor and Partners, Inc., 26 West Street, Boston, and two drawings by the MGH Planning Office entitled "Bartlett Building Extension, West Elevation" and "Blossom Street Landscaping preliminary plan". Said drawings are listed in Exhibit B, and are incorporated herein by reference.

The primary objective of this Amendment to the Development Plan is to replace outdated and inadequate inpatient facilities and related hospital services, while maintaining the present number of inpatient beds.

The following buildings in the westerly part of the P.D.A. will be demolished: Temporary Building No. 1, Baker Building, Warren Lobby, Phillips House, Vincent-Burnham, Rehabilitation, Clinics, and some other minor buildings.

The replacement structure is to have three components: a Medical Support Building, which will be a platform-like base building, of 5 stories plus basement, and of reflective glass, with a two-part tower rising from the base. Inpatient Tower I will be of reflective glass and is to be no more than 25 stories, including the base building and three partial mechanical floors above the main roof, totalling no more than 345.4 feet in total height above the grade of Charles Street (elevation 17 feet, Boston City Base). Inpatient Tower II will be of brick with reflective glass windows and is to be no more than 15 stories, including the base building, and no more than 197.4 feet in total height above said elevation of 17 feet. The towers will abut one another and be connected. Together they will house 629 patients. Glassed-in corridors on 9 stories above the base building will connect Inpatient Tower II with the Gray/Bigelow and White Buildings. The 5-story-plus-basement base building will front on Charles Street and is not to exceed 68.4 feet in height above said elevation of 17 feet. It will house 31 intensive care



beds and hospital functions such as admitting, chapel, food service, clinical laboratories, diagnostic radiology, emergency, and surgery; and will abut and be connected with the Warren, Cox, Gray/Bigelow, White and Connecting Buildings and with the Massachusetts Eye and Ear Infirmary.

In addition, a new Research Building (Research Building II) is proposed at the corner of Blossom and Parkman Streets on the site of, and above, an existing one-story Service Building. New construction above the Service Building, which is 30.62 feet above the grade of Parkman Street (16.5 feet Boston City Base) shall not exceed 5 stories or a total of 85 feet in height above grade at the Blossom Street end of the building, or 9 stories or a total of 134.5 feet in height above said grade at its western end. A one-story extension of the Research Building will be built over the expansion of the abutting Bartlett Building that was authorized by the original Development Plan. The primary exterior building material is to be brick. The facility will replace research facilities in demolished buildings and also provide space for expansion of the research program.

Because of space constraints, the structures will be built in two phases. Phase 1 will consist of the demolition of Temporary Building No. 1 and construction of Inpatient Tower I and of its portion of the base building, and the construction of Research Building II. Phase 2 will consist of the demolition of the Baker Building and the two-story lobby of the Warren Building, and the construction of the Inpatient Tower II and its portion of the base building, followed by the demolition of the Phillips House, and the Vincent/Burnham, Rehabilitation and Clinics Buildings and the completion of the base building.

3. By deleting "Existing Structures and Open Spaces", and inserting in place thereof the following:

Existing Structures and Open Spaces: The construction of the Inpatient Towers and the base building will reconfigure the open space on the West Courtyard site as shown in the drawings. The roof levels of this Base Structure, the sidewalk on the westerly side of Blossom Street between Parkman Street and the westerly bend in Blossom Street, and the Fruit Street and Charles Street entrances to the campus shall be landscaped in conformance with plans to be submitted to the Authority for design review.

Except for the new construction and related demolition and removal of buildings described above, the existing structures shall remain in their present size, location and appearance, provided, however, that those structures may be repaired or renovated and, subject to the requirements of the Boston Zoning Code, locations of specific activities may be rearranged. No new construction or extension of said buildings, or removal of existing open space shall be permitted except under a further amendment to the Development Plan. No demolition other than that required for new construction described herein shall be allowed without further amendment to the Development Plan.

4. By deleting "Density" and inserting in place thereof the following:

Density. New construction authorized by this amendment shall total no more than 834,828 square feet of gross floor area. The maximum floor area ratio for the entire Planned Development Area shall be no more than 5.13 in an H-4-D Zoning District, an increase from the 4.26 which was authorized by the original Development Plan.

5. By deleting "Proposed Traffic and Circulation" and inserting in place thereof the following item:

Proposed Traffic and Circulation: The Planned Development Areas is substantially surrounded by public streets which provide adequate access to the hospital facilities. The existing traffic pattern will be improved by adding a two-way entrance drive connecting the north end of North Grove Street with Charles Street at the site of the existing Phillips House, providing discrete access to the existing emergency entrance at the White Building and to a new public entrance in the base of Inpatient Tower I. The driveway will pass under the third floor level of the base building.

Pedestrian circulation will remain the same except for the rerouting of the main access from the White Building to the new main entrance. Internal circulation will be clarified and simplified.

6. By deleting "Parking and Loading Facilities" and inserting the following:

Parking and Loading Facilities: The Hospital presently owns two parking garages on nearby parcels and a recently developed parking lot, which have an aggregate capacity of 1,410 cars. In addition, a parking facility in the North Station area provides parking for 800 cars. A minibus service provides transportation between the Hospital and this parking lot. The Hospital also leases 250 spaces in nearby public garages. Based upon the Hospital's statements that only approximately 190 new employees have been or will be hired as a result of the new construction authorized by the original plan and this amendment, it is anticipated that area parking facilities can handle this increase in parking needs.

The Hospital's present facilities contain approximately nineteen off-street loading bays. The number of loading facilities will remain the same. The existing facility at the Baker Building will be replaced in the same location. New loading facilities will be provided in the Medical Support Building with ramp access from Fruit Street to replace facilities at Phillips House.

7. By inserting under "Design Review", in the list of features to be subject to design review by the Authority the following:

landscaping and outdoor furniture.



8. By inserting, after the list under "Zoning Exceptions Required for New Construction", the following:

Zoning Exceptions Required for Construction Authorized by this Amendment: The project is in an H-4-D zoning district (apartments with a maximum floor area ratio of 4.0, Planned Development Area subdistrict). The following exceptions to the Boston Zoning Code will be sought:

Sec. 8-7(72) - Use Item Table.

Accessory parking is a conditional use in a Restricted Parking District.

Provided: 10 spaces for ambulances.

Sec. 15-1 - Floor Area Ratio.

Maximum allowed: 4.26 (under exception allowed by original Development Plan).

Maximum proposed: 5.13.

Sec. 18-1 - Front Yard Requirements.

Minimum required for proposed Research Building II: 15 feet  
Provided: None

Sec. 18-3 - Traffic Visibility across Corner.

No structure or planting over 2½ feet shall be maintained in a triangular area measuring 30' on Blossom and Parkman Streets.

Research Building II will be built to the lines of said streets.

Sec. 19-6(b) - Side Yards of Corner Lots.

Minimum required for proposed Research Building II: 7.5 feet.

Provided: None.

Sec. 21-2 - Setback of parapet

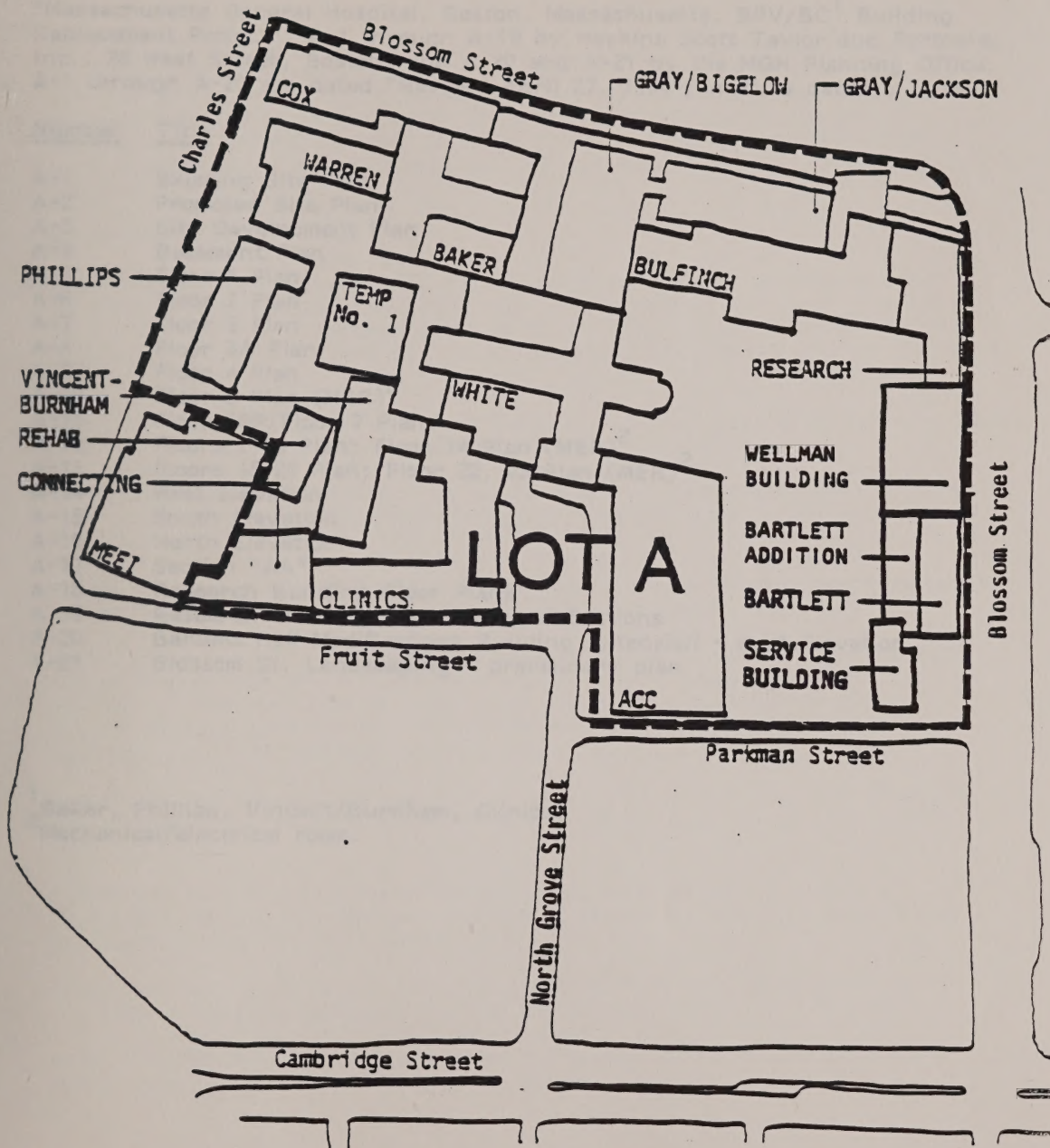
Required for high element of Research Building II: 0.92 feet

Provided: None.



## GENERAL HOSPITAL CORPORATION (MGH) - Planned Development Area

Buildings shown are existing or (Bartlett addition) under construction.



----- PDA BOUNDARY

0 40 80 160 240 Feet  
SITE PLAN



## EXHIBIT B

### Schedule of Drawings

"Massachusetts General Hospital, Boston, Massachusetts, BPV/BC<sup>1</sup> Building Replacement Project"; A-1 through A-19 by Hoskins Scott Taylor and Partners, Inc., 26 West Street, Boston; and A-20 and A-21 by the MGH Planning Office. A-1 through A-20 are dated "Revised April 27, 1984"; A-21 is dated 5/14/84.

| <u>Number</u> | <u>Title</u>                                                    |
|---------------|-----------------------------------------------------------------|
| A-1           | Existing Site Plan                                              |
| A-2           | Proposed Site Plan                                              |
| A-3           | Site Development Plan                                           |
| A-4           | Basement Plan                                                   |
| A-5           | Floor 1 Plan                                                    |
| A-6           | Floor 2 Plan                                                    |
| A-7           | Floor 3 Plan                                                    |
| A-8           | Floor 3A Plan                                                   |
| A-9           | Floor 4 Plan                                                    |
| A-10          | Floor 5 Plan (MER) <sup>2</sup>                                 |
| A-11          | Floor 6SP/Floor 7 Plans                                         |
| A-12          | Floors 7-13 Plan; Floor 14 Plan (MER) <sup>2</sup>              |
| A-13          | Floors 15-21 Plan; Floor 22, 23 Plan (MER) <sup>2</sup>         |
| A-14          | West Elevation                                                  |
| A-15          | South Elevation                                                 |
| A-16          | North Elevation                                                 |
| A-17          | Section "AA"                                                    |
| A-18          | Research Building Floor Plans                                   |
| A-19          | Research Building Elevations and Sections                       |
| A-20          | Bartlett Hall Modifications Building Extension - West Elevation |
| A-21          | Blossom St. Landscaping - preliminary plan                      |

<sup>1</sup>Baker, Phillips, Vincent/Burnham, Clinics.

<sup>2</sup>Mechanical/electrical room.



DEVELOPMENT IMPACT PROJECT AGREEMENT NO. 2

The General Hospital Corporation  
Massachusetts General Hospital

AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 1984 by and between the Boston Redevelopment Authority (Authority), acting for and on behalf of the City of Boston and the Neighborhood Housing Trust hereafter to be created, and The General Hospital Corporation, doing business as the Massachusetts General Hospital (Hospital). As used herein "Hospital" shall mean The General Hospital Corporation, its successors, assigns, and legal representatives.

WITNESSETH THAT:

WHEREAS, on February 4, 1982, the Authority approved a Development Plan for Planned Development Area (PDA) No. 15, for certain additional structures on the Hospital's main campus, bounded by Charles, Blossom, Parkman, North Grove and Fruit Streets and by land of the Massachusetts Eye and Ear Infirmary; and

WHEREAS, the Zoning Commission of the City of Boston adopted a Map Amendment, effective on March 5, 1982, designating said land as a PDA; and

WHEREAS, the Boston Zoning Code was amended by said Commission to insert Article 26, respecting "Development Impact Projects", effective on December 29, 1983; and

WHEREAS, under said Article 26, a Development Impact Project Plan is required for certain types of projects of over 100,000 gross square feet; and

WHEREAS, on \_\_\_\_\_, 1984 Authority approved a combined Development Impact Project Plan No. 2 and an Amendment to the Development Plan for Planned Development Area No. 15, which provide for the construction of 834,828 gross square feet of new hospital facilities to replace obsolete facilities and a new research building (the Project); and

WHEREAS, the Hospital will petition the Board of Appeal of the City of Boston for exceptions to the Boston Zoning Code to permit said new construction; and

WHEREAS, said Board of Appeal cannot grant such exceptions unless an Agreement relating to a Development Impact Project Exaction has been signed by the Authority and the Hospital; and

WHEREAS, the Neighborhood Housing Trust referred to in said Article 26 of the Zoning Code, as amended, has not yet been created;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. The Hospital will cause the Project Site to be developed in accordance with the Development Impact Project Plan No. 2 and the Amendment to the Development Plan for PDA No. 15 as approved by the Authority on \_\_\_\_\_, 1984, and with the schematic drawings incorporated therein.
2. The Hospital shall be responsible, in accordance with the terms of this Agreement, for the payment of a Development Impact Project Exaction, as such term is defined in Section 26-2(3) of the Zoning Code, in the amount of Three Million, Six-Hundred, Seventy-four Thousand, One Hundred and Forty Dollars (\$3,674,140) in twelve annual installments of Three Hundred Six Thousand, One Hundred Seventy-Eight Dollars and Thirty-Three Cents (\$306,178.33) each, the first payment to be due twenty-four months after the issuance of the first building permit obtained in connection with the Project or on the issuance of a Certificate of Occupancy for the first portion of the Project to be occupied, whichever occurs first.
3. The Development Impact Project Exaction shall be paid to the City of Boston acting by and through the Neighborhood Housing Trust, or if such Trust has not been created, to the Authority, in twelve equal annual payments, the first payment to be due and payable on the date described in Section 2 and with subsequent payments due on the anniversary dates of the first payment, all payments to be made in the manner specified by the Authority.
4. If the gross floor area, as defined in Section 2-1(21) of the Boston Zoning Code, of the Project or a portion of the Project, as certified by the Project Architect based on final working drawings, differs from the gross floor area upon which the above exaction is based, or if a Building Permit is not granted for any part of the Project, or if any part of the Project is abandoned prior to the commencement of substantial construction after a Building Permit is obtained, this Agreement shall be amended to adjust the amount of the Exaction in accordance with Article 26 of the Boston Zoning Code. For purposes of this section, demolition and surface site work shall not be considered substantial construction but the commencement of excavation, foundation and other work shall constitute substantial construction.
5. The parties acknowledge that the Development Impact Project Exaction payment shall not be considered a credit as provided for under the terms of Section F of the Payment in Lieu Agreement entered into with the City on November 8, 1982.
6. This Agreement shall be construed under Massachusetts law, sets forth the entire Agreement among the parties, may be amended or modified only by a writing signed by all parties, and is binding upon and inures to the benefit of the parties and their successors, assigns and legal representatives, notwithstanding any subsequent amendment or repeal



(or court decision having the effect of amendment or repeal) to or of the "linkage" policies of the City as incorporated in Article 26 of the Boston Zoning Code.

By: THE GENERAL HOSPITAL CORPORATION

By: \_\_\_\_\_

BOSTON REDEVELOPMENT AUTHORITY

By: \_\_\_\_\_  
Director

Approved as to Form:

\_\_\_\_\_  
Chief General Counsel  
Boston Redevelopment Authority

(or court decision having the effect of amendment or repeal) to or of the "linkage" policies of the City as incorporated in Article 26 of the Boston Zoning Code.

By: THE GENERAL HOSPITAL CORPORATION

By: \_\_\_\_\_

BOSTON REDEVELOPMENT AUTHORITY

By: \_\_\_\_\_  
Director

Approved as to Form:

\_\_\_\_\_  
Chief General Counsel  
Boston Redevelopment Authority